

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES

LANDMARKS PRESERVATION COMMISSION

9:00 a.m., WEDNESDAY, OCTOBER 19, 1994

AT THE TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

- I. Call to Order: The meeting was called to order at 9:03 a.m. by Chairman Lillian Jane Volk.

II. Roll Call:

PRESENT: Lillian Jane Volk, Chairman
Sally Gingras, Secretary
William S. Gubelmann, Member
Anne G. Metzger, Member
Jacqueline Albarran de Mendoza, Member (9:04 a.m.)
Arthur Silverman, Member
Jane R. Grace, Alternate Member
Elizabeth Shields, Alternate Member
Anne Keresey, Alternate Member (arrived 9:53 a.m.)
John C. Randolph, Town Attorney
Robert L. Moore, Director of Planning, Zoning &
Building
Timothy M. Frank, Planner/Projects Coordinator

ABSENT: Elise P. Mackintosh, Vice Chairman (Excused)

RECORDING SECRETARY: Cynthia M. Delp

Mrs. Volk stated that she had received a letter from Mrs. Mackintosh regarding her anticipated absences from the October and November meetings due to being out of state to tend to an ongoing lawsuit. (See attached) Mrs. Volk considered this to be a case of personal hardship and excused the absence.

A. Consideration of July 1994 absence of Elise Mackintosh

Mrs. Volk also was in receipt of a letter from Mrs. Mackintosh wherein Mrs. Mackintosh requests that the "unexcused" absence recorded for the July 1994 meeting be changed to "excused" as she was having surgery at that time. Mrs. Volk did, in fact, change the absence to "excused."

III. Approval of the Minutes of the September 21, 1994 Meeting:

Mr. Silverman asked that the Minutes be corrected (Page 7) from "Mrs." Silverman to "Mr." Silverman.

MOTION BY MR. SILVERMAN TO APPROVE THE MINUTES AS CORRECTED.
MOTION SECONDED BY MRS. METZGER.
MOTION CARRIED UNANIMOUSLY.

IV. Public Hearings:

A. Application for Certificate of Appropriateness No. 25-94, Lighting

As the applicant was not here when the item was called, it was moved to the end of the agenda.

B. Application for Certificate of Appropriateness No. 39-94, Awnings & miscellaneous other changes

Owner/Applicant: Mr. Robert List, Trustee

Address: 120 North County Road

Architect: Mr. David Miller

Project Description: Request approval of the following:

1. Remove existing awnings
2. Install new awnings
3. Tint windows
4. Repaint the exterior
5. Other associated changes as presented

(Please note that the light fixtures and doors were deferred from the September meeting.)

At the request of the architect...

MOTION BY MRS. ALBARRAN DE MENDOZA FOR DEFERRAL TO NOVEMBER.

MOTION SECONDED BY MR. GUBELMANN.

MOTION CARRIED UNANIMOUSLY.

Ms. Shields stated that subsequent to direction given at last month's meeting, she reviewed the colors to be used on the building, and approved same. She did note, however, that she would have preferred having the applicant present a colored rendering to the entire commission rather than making the decision herself.

C. Application for Certificate of Appropriateness No. 40-94, Cast stone and site furnishings

Owner/Applicant: Paramount Partners

Address: 139 North County Road

Architect: Mr. David R. Miller

Project Description: Request approval of the following:

1. Modifications to previously approved cast stone
2. Additional cast stone at main entry
3. New site furnishings
4. Other associated changes as presented

(Please note this item was deferred from the September meeting.)

At the request of the architect...

MOTION BY MRS. GINGRAS FOR DEFERRAL TO NOVEMBER.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

D. Application for Certificate of Appropriateness No. 43-94, Miscellaneous changes

As the applicant was not present when this item was called, it was moved to the end of the agenda.

E. Application for Certificate of Appropriateness No. 47-94,
Modifications to previous approval

Owner/Applicant: 38 East Corporation

Address: 1300 S. Ocean Boulevard

Architect: Ferguson, Murray & Shamamian

Project Description: Request approval for modifications to previously approved plans for general restoration and site improvements, and other associated changes as presented

At the request of the architect...

MOTION BY MRS. ALBARRAN DE MENDOZA FOR DEFERRAL TO NOVEMBER.

MOTION SECONDED BY MRS. METZGER.

MOTION CARRIED UNANIMOUSLY.

F. Application for Certificate of Appropriateness No. 48-94,
Bridge Tender's house revisions

Owner/Applicant: Florida Department of Transportation

Address: Southern Boulevard Bridge

Architect: Digby Bridges

Project Description: Request approval of modification to bridge tender's house and other associated changes as presented

This matter had been heard informally at the September meeting, and the Commission was pleased with the design. Since that time, the matter was formally advertised for this meeting. During the interim, no negative feedback regarding the design was submitted by the public. Mr. Frank, in the absence of a representative from the Department of Transportation, showed the colored rendering of the design, as presented last month. This tender's house was designed with a South Florida feel. It will be painted white, will have a metal standing seam roof, divided lite windows, and decorative trim.

MOTION BY MR. SILVERMAN FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.

MOTION CARRIED UNANIMOUSLY.

G. Application for Certificate of Appropriateness No. 49-94,
Screening of Satellite Dish

Owner/Applicant: TH Court Limited Partnership
The Chesterfield Hotel

Address: 363 Cocoanut Row

Project Description: Request approval for lattice screening of satellite dish, and other associated changes as presented

This matter had been reviewed informally by the Commission at last month's meeting with no negative commentary given. Mr. Frank passed a photograph of the rooftop location, and one of the lattice to be used. The dish location had previously been approved by the Town Council. The dish will not be seen from the ground, but may be seen from a condo

which is less than a mile away. This proposal includes lattice screening on the east and west sides of the dish. Mrs. Grace suggested that plantings be allowed to grow up the lattice screen.

MOTION BY MRS. ALBARRAN DE MENDOZA TO APPROVE THE SCREENING AS PRESENTED.

MOTION SECONDED BY MR. GUBELMANN.

MOTION CARRIED UNANIMOUSLY.

LET THE RECORD SHOW THAT THE MOTION FOR APPROVAL WAS MADE WITH MRS. GRACE'S SUGGESTION FOR PLANTS ON THE LATTICE.

H. Application for Certificate of Appropriateness No. 50-94, Window treatment

Owner/Applicant: L'Ambiance Bar & Bistro

Address: 350 South County Road

Architect: Michael E. Craddock

Project Description: Request approval for wood grill system for window treatment, and other associated changes as presented

Architect Michael Craddock returned to the Commission today subsequent to last month's informal review of this matter. This proposal will result in divided lites in all of the windows of the new expanded restaurant space. It was noted at last month's meeting that the glass in the windows of the former restaurant space is beveled, whereas the glass in the new windows will not be beveled. The awnings on the east elevation will be duplicated on the north elevation. Mrs. Albarran de Mendoza noted, per the architect's drawing, that the two storefront doors on the east elevation will not have divided lites. Mr. Frank stated that this is a non-contributing building within the Town Hall Square Historic District, and as such, would not be reviewed with the same scrutiny as a contributing building.

MOTION BY MRS. GINGRAS FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. GUBELMANN.

MOTION CARRIED UNANIMOUSLY.

I. Application for Certificate of Appropriateness No. 51-94, Identification Signage

Owner: Mr. Burton Handelsman

Applicant: Shardan International, Mr. Dan Bohlmann

Address: 256 Worth Avenue U

Project Description: Request approval for identification signage and other associated changes as presented

Mrs. Volk noted that this item had been reviewed informally last month at which time Mr. Bohlman had brought in the actual sign. As the Commission had no problems with the sign at that time...

MOTION BY MR. SILVERMAN TO APPROVE THE SIGNAGE AS PRESENTED.
MOTION SECONDED BY MRS. GRACE.
MOTION CARRIED UNANIMOUSLY.

- J. Application for Certificate of Appropriateness No. 52-94,
Modifications for installation of emergency generator
Owner/Applicant: Mr. and Mrs. Peter Tigges
Address: 800 South County Road
Architect: Mr. Michael Johnson
Project Description: Request approval to add a parapet wall (screen) and partially enclosed second story structure to existing one story storage building to house proposed emergency generator, and other associated changes as presented

Mr. Michael Johnson presented this request which had been heard informally two months ago. Since that time, the applicant has obtained a necessary variance from the Town Council relative to side setbacks. Mr. Johnson explained that the generator is requested because there is on site evidence that flooding at a height of 5' to 6' has occurred there. To maintain power in cases of emergency, the owners would like to install the generator. Various site locations were contemplated, but the area on top of the existing utility building was selected. In this location, the generator will be high enough to avoid flood waters. This location also coincides with the location of the electric utilities at the site. A tower enclosure will cover the generator, and a barrel tile parapet will screen off the air conditioning units there. Other details regarding this project can be found in the August minutes.

MOTION BY MR. SILVERMAN TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. ALBARRAN DE MENDOZA.
MOTION CARRIED UNANIMOUSLY.

- K. Application for Certificate of Appropriateness No. 53-94,
Pool and deck

As the applicant was not present when this item was called, it was moved to the end of the agenda.

- L. Application for Certificate of Appropriateness No. 54-94,
Miscellaneous changes

Owner: Mero Susnar

Applicant: Gunster, Yoakley & Stewart, P.A.

Address: 333 South County Road

Project Description: Request approval of the following:

1. Change of front glass windows to french door style, eliminating aluminum framing and replacing with wood framing
2. Remove awnings
3. Removal of overhang on rear of building and installation of awnings or pediment together with pavers for sidewalk to rear entrance

4. Restoration and retreatment of sidewalk area immediately in front of building, including renovation of planter areas
5. Slight change in color of front building space
6. Signage/lighting
7. Other associated changes as presented

Staff advised that this item is automatically removed from the agenda as the necessary variance request was denied by the Town Council.

M. Application for Certificate of Appropriateness No. 55-94, Doors and railing

Owner/Applicant: Mr. Howard Levin

Address: 200 North Ocean Boulevard, #3

Architect: Smith Architectural Group

Project Description: Request approval to install 2 pairs of french doors on south side of courtyard with cast stone detailing and metal railing to match existing, and other associated changes as presented

Mr. Jeffery Smith, of Smith Architectural Group, presented this request for changes to this residential unit in the Warden House residence. This particular space was formerly the staff and garage area of 200 North Ocean Boulevard while it was yet a single family dwelling. Since that time, the structure has been condominiumized. Because the space was originally for staff, the wall facing the courtyard was without fenestration. Interiorly, the dining room is, as a result, "windowless", and has been that way for some time. This proposal would open up the dining room with the installation of 2 new pairs of french doors with transoms, cast stone surrounds and small balconies. The detailing of the wrought iron balconies mimics other balconies seen in the courtyard.

MOTION BY MR. GUBELMANN TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. GRACE.
MOTION CARRIED UNANIMOUSLY.

N. Application for Certificate of Appropriateness No. 56-94, Modifications for convenience store

As the applicant was not present when this item was called, the item was moved to the end of the agenda.

O. Application for Certificate of Appropriateness No. 57-94, Window guards

As the applicant was not present when this item was called, the item was moved to the end of the agenda.

K. Application for Certificate of Appropriateness No. 53-94,
Pool and deck

Owner/Applicant: Mr. Nathan G. Patch

Address: 220 Orange Grove Road

Contractor: Bob Brown Pools

Project Description: Request approval of new swimming pool and deck, and other associated changes as presented

Mrs. Betsy Burden, an attorney with Caldwell & Pacetti, addressed the Commission. The proposed pool and deck will be located in the southwest corner of the property. The decking will be plain concrete with brick inserts, and the brick will match existing brick on the site. As for pool tiles, two choices had been submitted...one plain cobalt blue tile and one with a beige, blue and terracotta design.

MOTION BY MRS. GRACE FOR APPROVAL OF THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

V. Other Business:

A. Informal Review: 204 Brazilian Avenue, Awnings

A representative from the Fisk Building presented a request for changing the awnings at the Fisk Building at 204 Brazilian Avenue. Presently, the awnings are beige, while blue and green stripes are proposed. The Commission offered no negative feedback relative to this matter. It was noted that this project may require the prior approval of the Preservation Foundation, as the foundation holds a facade easement for this building.

At this point, 9:43 a.m., there was a ten minute break. The meeting re-convened at 10:53 a.m.

A. Application for Certificate of Appropriateness No. 25-94,
Lighting

Owner/Applicant: Power-Love Associates

Address: 256 Worth Avenue

Architect: Robert Bell

Project Description: Removal of existing ceiling globe lighting; blank off with brass or wood plates; installation of 8 coach lights on wall brackets on side walls of via, two lights at courtyard wiring to be recessed in wall and stuccoed over, and other associated changes as presented

(This matter was deferred from the July and August meetings. At the September meeting, lighting Location B was deferred to the October meeting.)

While the meeting was in progress, staff had been informed that Mr. Bell had telephoned requesting a deferral of this item to the November meeting.

MOTION BY MR. GUBELMANN FOR DEFERRAL TO THE NOVEMBER MEETING.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

- D. Application for Certificate of Appropriateness No. 43-94, Miscellaneous changes
Owner/Applicant: Via Mizner Associated Limited Partnership
by Via Mizner of Worth Avenue, Inc.
Address: Via Mizner, 333-345 Worth Avenue
Project Description: Request approval of the following:

Worth Avenue:

1. Replicate two sets of stained glass doors & restore masonry-2nd fl.
2. Replicate wooden doors & windows to terrace, foyer & dining room-2nd floor
3. Restore 4th floor balcony
4. Remove T.V. antenna.

Main Via:

1. Replicate Mizner Lantern (1/2 scale) & locate at center above archway leading to Mizner apartment
2. Replicate wrought iron gates (see southeast Via entrance) to be installed on east side of archway leading to Mizner apt.

Southwest Courtyard:

1. Proposed reduction in size & modification to a/c housing which was approved by LPC last year to be located above elevator room. New housing to replicate terrace balustrade on east portion of facade.
2. Replicate & install wrought iron lantern above west entrance to arch-same as #1 under Main Via above.
3. Replicate wrought iron gates to be installed at west entrance to arch, same design as #2 under Main Via above.
4. Replace one glass window with french doors to match existing-8 Via Mizner

Northwest Via:

1. Replace two small "industrial" lights with replicas of original wrought iron Mizner lanterns to be copied from those at northeast entrance.

North Facade:

1. Remove existing lanterns from northeast entrance to Via and relocate to north wall of Piccolo Mondo

(Please note that the "North Facade" changes were deferred to the October meeting.)

Staff was informed that Mr. Kean of Via Mizner requested

that the North Facade portion of the application be deleted to allow issuance of the remainder of the Certificate of Appropriateness.

MOTION BY MRS. ALBARRAN DE MENDOZA TO REMOVE THE NORTH FACADE PORTION OF THE APPLICATION THEREBY ALLOWING ISSUANCE OF THE REMAINDER OF THE CERTIFICATE OF APPROPRIATENESS.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

N. Application for Certificate of Appropriateness No. 56-94, Modifications for convenience store

Owner/Applicant: Gray's Mobil Station

Address: 340 S. County Road

Architect: Ames Bennett

Project Description: Request approval of exterior changes to facilitate conversion of portion of service station to a convenience store, and other associated changes as presented

Mrs. Grace declared a Voting Conflict with respect to this matter as she holds the first mortgage on the property and a residual interest in same. (Voting Conflict form on file.)

Mr. Ames Bennett, Architect, addressed the Commission. He explained that the changes proposed affect the east facade of the building. There are presently four service bays on the east facade. The southernmost bay will be eliminated to allow for the expansion of the convenience store. A plate glass storefront window will replace the southernmost garage door.

It was noted that this building is a non-contributing building within the Town Hall Square Historic District. Ms. Shields noted that with this proposal, there is an opportunity to do work which is more "contributing" in nature. Mr. Frank stated, however, that as a non-contributing building, the review of this project should be done similar to an Architectural Commission review, but with an attempt to maintain compatibility within the district. Likewise, Mr. Frank noted that previous changes on this property, i.e., the signage, the roof material & color, have been done with compatibility in mind, and the property owner was the sponsor of these changes.

MOTION BY MR. GUBELMANN FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. SILVERMAN.

MOTION CARRIED UNANIMOUSLY.

O. Application for Certificate of Appropriateness No. 57-94,
Window guards

Owner/Applicant: Ms. Ivana Trump

Address: 102 Jungle Road

Contractor: Royal Iron Works

Project Description: Request approval of decorative window guards, and other associated changes as presented

As the applicant was not present when this item was called, it was deferred to later in the agenda. At that time, Mr. Ken Brower made the presentation. In light of some attempted break-ins at the site, the proposal would place wrought aluminum window guards over specific windows of the home for security purposes. The wrought aluminum will be decorative and includes a shell motif in honor of the house's name, "Concha Marina". Mr. Gubelmann questioned the necessity of installing window guards for security purposes here in the Town of Palm Beach. Mrs. Volk felt that the window guards can be removed in the future just as easily as they were applied, and they do not infringe on the historic character of the structure.

MOTION BY MRS. ALBARRAN DE MENDOZA FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. SILVERMAN.

ROLL CALL: MRS. ALBARRAN DE MENDOZA: YES
MR. SILVERMAN: YES
MR. GUBELMANN: ABSTAINED
MRS. GINGRAS: YES
MRS. METZGER: YES
MRS. GRACE: YES
MRS. VOLK: YES

MOTION CARRIED 6-0-1.

V. Other Business:

A. November Designation Hearings:

Mrs. Jane Day, Staff Preservation Consultant, referred to the Designation Reports for the November meeting which had been distributed to each of the members. The properties involved are 111 Seabreeze Avenue and 319 Brazilian Avenue.

Mrs. Volk asked Mrs. Day to explain commercial tax credits to the members. Mrs. Day stated that tax credits for commercial or income producing properties were adopted federally in 1986. The law is such that an owner can obtain a 20% tax credit on his corporate income taxes for restoration of a local landmark or National Register eligible property if that restoration adheres to the Secretary of the Interior's Standards. She felt it was important for the public to know that this credit was available.

- B. Police Station Stair Tiles - Comments by Mrs. Polly Earl
Mrs. Polly Earl, of the Preservation Foundation, stated that the Town Council, at its last meeting, requested that two tile choices for the Police Station stairs be brought to the LPC for review. She presented two tile samples which were passed to the Commission for review...one having a small uniform design, and one having a varied size design.

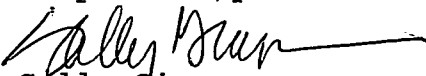
Mr. Moore stated that money has been allocated for the renovation and/or modification of the steps, but the manner of modification is yet to be decided. For example, the size of the riser is yet to be determined. Mrs. Volk suggested that the LPC hold off on the tile review until the steps have been re-designed. Mr. Moore stated that the Town is the applicant in this case. Staff, in combination with Mr. Bowser of Public Works, will complete an application for Certificate of Appropriateness for the steps and tiles at such time as drawings for the steps are available.

VI. Adjournment:

The meeting adjourned at 10:25 a.m. upon a motion by Mr. Silverman.

The next meeting of the Landmarks Preservation Commission will be heard on WEDNESDAY, NOVEMBER 16, 1994 at 9:00 a.m., in the TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH.

Respectfully submitted,


Sally Gingras
Secretary

cmd

September 26, 1994

Mrs. Lillian Jane Volk, Chairman
Landmarks Preservation Commission
P.O. Box 2029
Palm Beach, FL 33480

Dear Jane,

This letter comes to notify you that I may be absent from the next two meeting of the Landmarks Preservation Commission, namely the October and November meetings. I have been involved in a lawsuit for the past ten years, and in continuance of those legal proceedings, my presence is required in Milwaukee during October and November. It would be an extreme hardship for me to return to Palm Beach during the next two months. For the aforementioned reasons, I respectfully request that these two anticipated absences be "excused". Thank you for your attention to this matter.

Sincerely,

Elise P. Mackintosh

Elise P. Mackintosh
Vice Chairman

EPM:cmd

cc: Mr. Timothy M. Frank, Planner/Projects Coordinator

September 26, 1994

Mrs. Lillian Jane Volk, Chairman
Landmarks Preservation Commission
P.O. Box 2029
Palm Beach, FL 33480

Dear Jane,

I would like to address my absence from the July Landmarks Preservation Commission meeting which has been recorded as "unexcused". It is my belief that this "unexcused" status should be changed to "excused" as I was absent due to having minor surgery for removal of polyps. As this falls under the "illness" category, please correct the attendance records to reflect "excused". Your prompt attention to this matter would be greatly appreciated.

Sincerely,

Elise P. Mackintosh

Elise P. Mackintosh
Vice Chairman

EPM:cmd

cc: Mr. Timothy M. Frank, Planner/Projects Coordinator